



**M E M O R A N D U M**  
**PUBLIC WORKS AND FACILITIES**  
**PROPERTY MANAGEMENT DIVISION**  
County of Placer

TO: Board of Supervisors

DATE: May 17, 2016

FROM: Ken Grehm, Director of Public Works and Facilities  
By: Laurie Morse, Property Manager

SUBJECT: Property Management / Non-Exclusive Site Access Agreement / Placer Rescue Mission / 4242 Cincinnati Avenue in Rocklin CA

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**ACTION REQUESTED**

Approve a Non-Exclusive Site Access Agreement with the Placer Rescue Mission, a nonprofit corporation, allowing access and providing County funding for professional services needed to determine project feasibility of a potential development of permanent housing, an emergency shelter and a multi-service center project on a portion of the County-owned property located at 4242 Cincinnati Avenue in Rocklin CA, for a two year period, at a total not-to-exceed cost of \$44,000.

**BACKGROUND**

The County owns the 26± acre property located at 4242 Cincinnati Avenue in Rocklin known as the Sunset Industrial Ponds (Attachment - Sunset Property). This property was previously used as ponds to hold industrial sewage and septage. The treatment ponds were taken out of service in 1986 when a sewer line was installed by the City of Roseville to provide service to this area and the septage ponds were taken out of use in 1994. Since then, the Sunset Property has been vacant but subject to oversight by the Regional Water Quality Control Board (RWQCB) which required the closure of the septage ponds and a continuing groundwater monitoring program. In November 2015, County Environmental Engineering staff submitted a regulatory closure request to the RWQCB to obtain approval to close the groundwater monitoring wells.

In January 2016, the County received a proposal from the Placer Rescue Mission (PRM) requesting support of a proposed phased development that would provide permanent housing units, a multi-service center and recreational areas for homeless individuals and those at-risk of becoming homeless (Project) on a portion of the Sunset Property. PRM's proposed Project is considered consistent with Marbut Consulting's recommendations intended to help address the needs of chronically homeless individuals in Placer County. As presented to your Board in April 2015, in the Homeless Needs Assessment and Action Plan this proposed Project would address the implementation of a "come as you are" 24 hours/day, seven days/week shelter and service center in western Placer County. The initiation of planning associated with the proposed Project is also consistent with your Board's February 9, 2016 direction to review potential permanent housing and homeless shelter sites on a whole County basis, including evaluation of sites in Eastern Placer County, Auburn Area, and South Placer County.

Given unknowns about the Sunset Property's development capability, PRM has asked the County allow PRM and its consultants access to approximately 12 acres of the western portion of the Sunset Property to perform site inspections, conduct testing, perform studies, develop site alternatives and layouts and otherwise conduct due diligence as shown on (Attachment – Sunset Property) as the Proposed Development Area. This area is not currently impacted by groundwater monitoring wells or in the area of former septage ponds. PRM has requested the County provide financial support for this site feasibility study since the findings from PRM's investigation will also

be beneficial to the County as it plans the Sunset Property's future use. PRM understands the evaluation of the Sunset Property does not provide assurances associated with PRM's ability to secure the Sunset Property for its proposed Project.

Given the opportunity to advance a key Marbut Study recommendation and your Board's direction to review potential sites, County staff believes the PRM's study of the Sunset Property and determination of PRM's proposed Project's development feasibility would provide key information that would inform decision making associated with the location of permanent homeless shelter sites.

Staff has successfully negotiated a Non-exclusive Site Access Agreement (SAA) with PRM to allow feasibility and fundraising activities on the Sunset Property. This SAA provides PRM two years to perform such activities and provides up to \$44,000 as reimbursement for professional services procured by PRM to prepare the Site Feasibility Study that will identify development constraints, provide programming and site layout concepts, develop an opinion of development probable costs, and provide an environmental assessment report. With the funding, PRM will obtain this study within six months of the SAA effective date. PRM will contract with Cartwright Engineering and ECORP Consulting to perform the tasks associated with this study. All deliverables associated with this study will be provided to the County as they are prepared. The SAA can be terminated by PRM if it is no longer interested in the Sunset Property or by the County if so directed by your Board. In such event, PRM must provide all Deliverables prepared and funded to date. The proposed SAA does not grant a real property interest to PRM or allow PRM to apply for use approvals or permits or take any actions on the County's behalf.

To allow PRM to proceed with the proposed Site Feasibility Study, your Board must approve the SAA and authorize the Chair to execute the SAA. While PRM is performing the studies pursuant to the SAA, Health and Human Services will continue to work with the South Placer County workgroup to come to consensus about the need for a "come as you are" shelter and service center and investigate sites in South Placer for a permanent emergency homeless shelter. Staff will provide updates to your Board as necessary to obtain direction associated with the most appropriate site and associated costs. Additionally, should PRM's study determine the Sunset Property can support the proposed development, staff would return to your Board for direction needed to grant site control. A copy of the SAA is on file and available for review at the Clerk of the Board's office.

### **ENVIRONMENTAL IMPACT**

The action to approve the SAA is not a project as defined in California Public Resources Code Section 21065 and/or California Environmental Quality Act (CEQA) Guidelines Section 15378(a) and therefore is not subject to CEQA. The authorization, execution and implementation of the SAA itself will not cause any physical change to the environment, directly or indirectly. The SAA is a contract with the PRM for a period of time, allowing each party to explore whether or not an actual physical project should be pursued for the Sunset Property. On a separate and independent basis, the action to approve the SAA is exempt from CEQA because it does not constitute a project approval under CEQA Guidelines Section 15352(a). Approval of the SAA does not commit the County to a definite course of action. The County is not approving a lease to PRM, or any land use entitlements to allow PRM to construct and operate the proposed project. The County is not committing to any particular physical development project and reserves all rights to fully analyze any project ultimately proposed in full compliance with CEQA. On a further separate and independent basis, if the action is determined to be a project, the action is exempt from CEQA as it can be seen with certainty there is no possibility the activity in question may have a significant effect on the environment. CEQA Guidelines Section 15061(b)(3). On a further separate and independent basis, if the action is determined to be a project, the action to approve the SAA is

also exempt from CEQA pursuant to CEQA Guidelines Section 15306 - Information Collection - which exempts data collection, research, and resource evaluation activities leading to an action which a public agency has not yet approved. To the limited extent PRM may conduct testing (e.g., soil samples) on the land subject to the SAA, such actions would not result in a serious or major disturbance to an environmental resource and are exempt from CEQA review.

**FISCAL IMPACT**

The SAA requires the County's contribution of \$44,000 towards professional services to perform the due diligence and studies to determine project feasibility. Funding for this SAA and associated staff time is available in the FY 2015-16 Capital Projects Fund, Countywide Planning, Project No. 4949.

**ATTACHMENTS**

Sunset Property Site Plan

On file with Clerk of the Board – Site Access Agreement

# Sunset Property Site Plan

